



# FORMER SPEEDWAY 7162 E Point Douglas Rd S Cottage Grove, MN For Lease



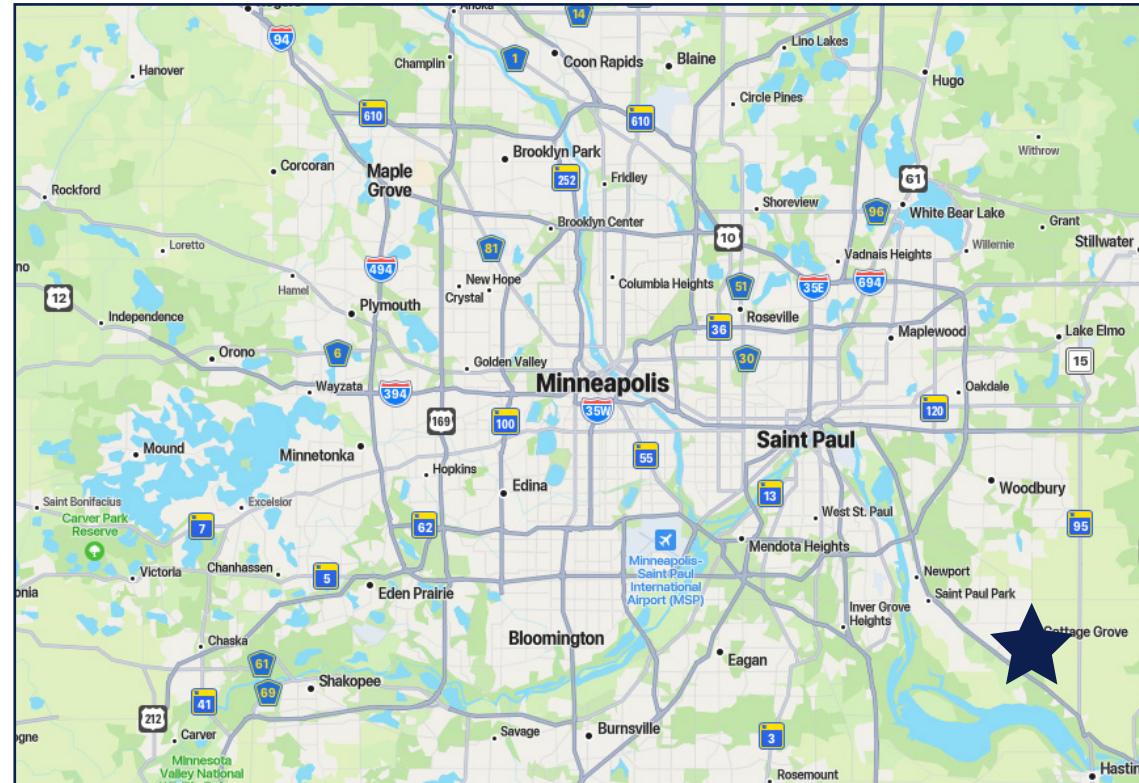
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<b>ADDRESS</b>	7162 E Point Douglas Rd S
<b>CITY, STATE</b>	Cottage Grove, MN
<b>SPACE AVAILABLE</b>	3,651 SF
<b>LOT SIZE</b>	1.15 Acres
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	\$22.00/PSF
<b>TAX 2025</b>	\$34,050
<b>YEAR BUILT</b>	1981
<b>COUNTY</b>	Dakota
<b>PARKING</b>	19 Surface (Today)



### HIGHLIGHTS

- Premier frontage on E Point Douglas Rd - visible, accessible and embedded in daily traffic patterns.
- Growing population of nearly 100K within a 5-mile radius.
- Located in flourishing Cottage Grove, feeding off regional commuter and residential expansion.
- Positioned for concession or repurposing under evolving market dynamics.
- Fuel pumps, tanks & canopies scheduled to be removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	10,392	49,860	99,779
<b>MEDIAN AGE</b>	38.5	38.1	39.2
<b>MEDIAN HH INCOME</b>	\$97,349	\$113,617	\$112,513
<b>AVERAGE HH INCOME</b>	\$110,914	\$134,489	\$135,462





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